

# **DC Ranch Preliminary Plat Parcel 1.1 Project Narrative**

## **INTRODUCTION**

Planning Unit I at DC Ranch is located at the southeast corner of Union Hills Drive and Pima Road, extending east to the Reata Pass Wash and south of Palo Brea Road. There are various zoning categories and land uses proposed and developed within Planning Unit I, including an approximately thirty one (31) acre conceptually commercially zoned area. The mixed use area is located within the northwestern portion of Planning Unit I along the newly aligned Pima Road and is divided into Parcel 1.1 and Parcel 1.2

## **LOCATION**

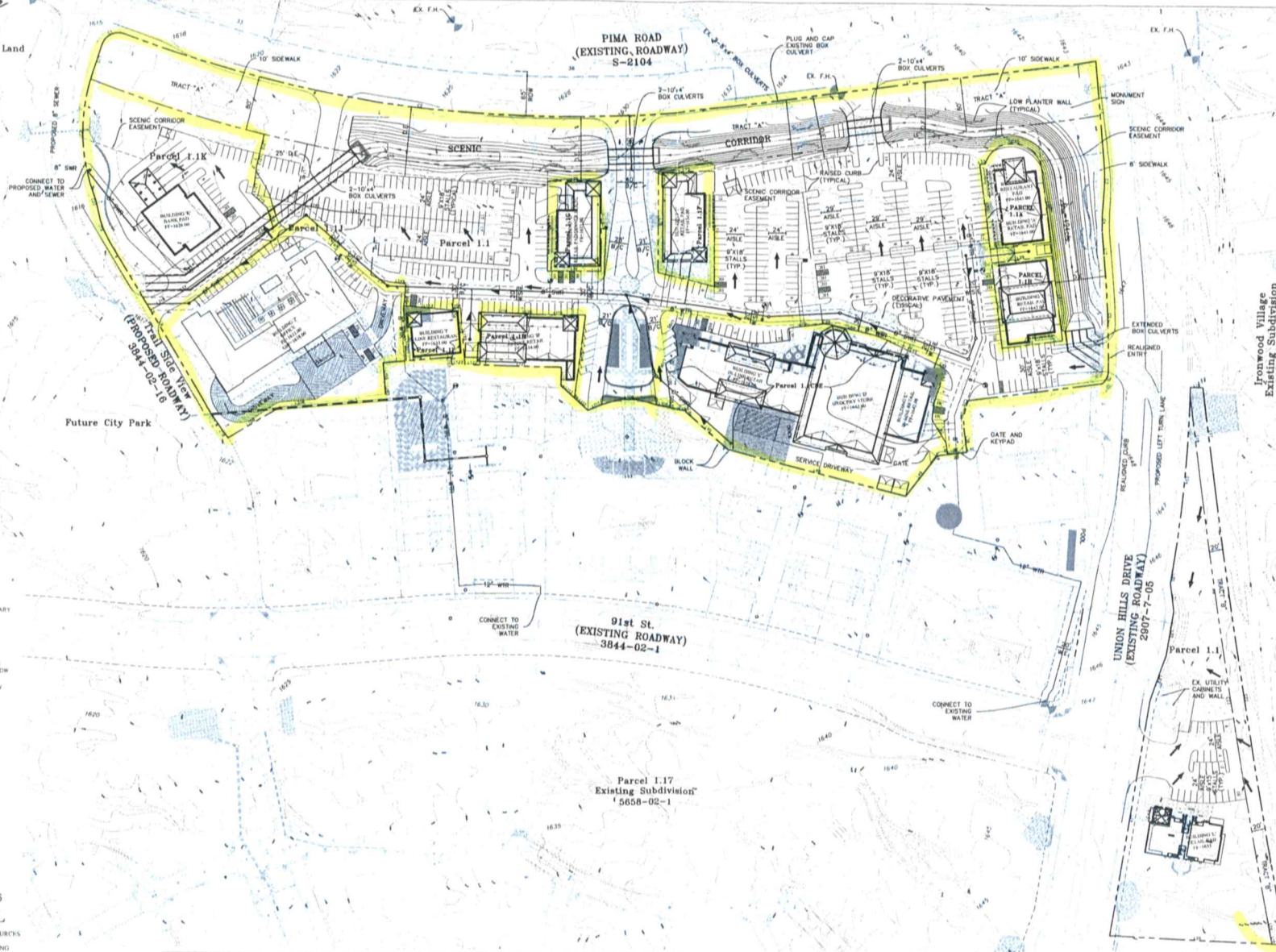
Parcel 1.1 is bounded by Pima Road to the west, Trailside View to the south, DC Ranch Parcel 1.2 to the east and Ironwood Village to the north.

## **PRELIMINARY PLAT**

The preliminary plat is being processed in conjunction with the development of an integrated mixed-use center within Planning Unit I at DC Ranch. Parcel 1.1 is approximately eighteen (18) acres and will be subdivided into multiple parcels and tracts to allow the development of a mixed use center. The parcels vary in size and dimension depending on the layout of the proposed structure of the buildings. The tracts cover the private access ways, utility corridors and scenic corridor.



# SITE PLAN



CURVE	DELTA	CHORD	ARC LENGTH	CHORD BEARING	CHORD ANGLE
1	92.02.10	25.00	40.18	25.90	35.98
2	27.51.01	1865.00	1006.54	462.41	897.64
3	112.42.42	188.40	57.86	70.03	57.86
4	112.42.42	188.40	57.86	70.03	57.86
5	05.26.44	1733.00	184.71	82.42	164.65
6	50.36.08	25.00	22.10	11.83	21.39
7	28.31.55	1945.00	968.38	494.44	958.40
8	07.53.11	242.00	30.48	15.27	30.47
9	11.17.26	262.50	20.88	10.45	20.87
10	20.56.16	142.58	50.03	25.27	49.77
11	09.17.53	1112.00	112.16	3.84	1156.00
12	38.43.10	266.58	105.13	53.63	176.74
13	03.17.25	11405.00	654.55	327.56	654.86
14	03.17.25	11405.00	654.55	327.56	654.86
15	03.17.25	11405.00	654.55	327.56	654.86
16	03.17.25	11405.00	654.55	327.56	654.86
17	03.17.25	11405.00	654.55	327.56	654.86
18	03.17.25	11405.00	654.55	327.56	654.86
19	03.17.25	11405.00	654.55	327.56	654.86
20	03.17.25	11405.00	654.55	327.56	654.86
21	03.17.25	11405.00	654.55	327.56	654.86
22	03.17.25	11405.00	654.55	327.56	654.86
23	03.17.25	11405.00	654.55	327.56	654.86
24	03.17.25	11405.00	654.55	327.56	654.86
25	03.17.25	11405.00	654.55	327.56	654.86
26	03.17.25	11405.00	654.55	327.56	654.86
27	03.17.25	11405.00	654.55	327.56	654.86
28	03.17.25	11405.00	654.55	327.56	654.86
29	03.17.25	11405.00	654.55	327.56	654.86
30	03.17.25	11405.00	654.55	327.56	654.86
31	03.17.25	11405.00	654.55	327.56	654.86
32	03.17.25	11405.00	654.55	327.56	654.86
33	03.17.25	11405.00	654.55	327.56	654.86
34	03.17.25	11405.00	654.55	327.56	654.86
35	03.17.25	11405.00	654.55	327.56	654.86
36	03.17.25	11405.00	654.55	327.56	654.86
37	03.17.25	11405.00	654.55	327.56	654.86

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 60° 07' 27" E	553.48	195	S 48° 27' 39" W	83.00
2	S 60° 07' 27" E	148.28	196	S 48° 27' 39" W	83.00
3	S 60° 07' 27" E	550.85	197	S 48° 27' 39" W	83.00
4	S 48° 43' 01" W	288.48	198	S 48° 27' 39" W	83.00
5	S 48° 43' 01" W	288.48	199	S 48° 27' 39" W	83.00
6	S 48° 43' 01" W	288.48	200	S 48° 27' 39" W	83.00
7	S 48° 43' 01" W	288.48	201	S 48° 27' 39" W	83.00
8	S 48° 43' 01" W	288.48	202	S 48° 27' 39" W	83.00
9	S 48° 43' 01" W	288.48	203	S 48° 27' 39" W	83.00
10	S 48° 43' 01" W	288.48	204	S 48° 27' 39" W	83.00
11	S 48° 43' 01" W	288.48	205	S 48° 27' 39" W	83.00
12	S 48° 43' 01" W	288.48	206	S 48° 27' 39" W	83.00
13	S 48° 43' 01" W	288.48	207	S 48° 27' 39" W	83.00
14	S 48° 43' 01" W	288.48	208	S 48° 27' 39" W	83.00
15	S 48° 43' 01" W	288.48	209	S 48° 27' 39" W	83.00
16	S 48° 43' 01" W	288.48	210	S 48° 27' 39" W	83.00
17	S 48° 43' 01" W	288.48	211	S 48° 27' 39" W	83.00
18	S 48° 43' 01" W	288.48	212	S 48° 27' 39" W	83.00
19	S 48° 43' 01" W	288.48	213	S 48° 27' 39" W	83.00
20	S 48° 43' 01" W	288.48	214	S 48° 27' 39" W	83.00
21	S 48° 43' 01" W	288.48	215	S 48° 27' 39" W	83.00
22	S 48° 43' 01" W	288.48	216	S 48° 27' 39" W	83.00
23	S 48° 43' 01" W	288.48	217	S 48° 27' 39" W	83.00
24	S 48° 43' 01" W	288.48	218	S 48° 27' 39" W	83.00
25	S 48° 43' 01" W	288.48	219	S 48° 27' 39" W	83.00
26	S 48° 43' 01" W	288.48	220	S 48° 27' 39" W	83.00
27	S 48° 43' 01" W	288.48	221	S 48° 27' 39" W	83.00
28	S 48° 43' 01" W	288.48	222	S 48° 27' 39" W	83.00
29	S 48° 43' 01" W	288.48	223	S 48° 27' 39" W	83.00
30	S 48° 43' 01" W	288.48	224	S 48° 27' 39" W	83.00
31	S 48° 43' 01" W	288.48	225	S 48° 27' 39" W	83.00
32	S 48° 43' 01" W	288.48	226	S 48° 27' 39" W	83.00
33	S 48° 43' 01" W	288.48	227	S 48° 27' 39" W	83.00
34	S 48° 43' 01" W	288.48	228	S 48° 27' 39" W	83.00
35	S 48° 43' 01" W	288.48	229	S 48° 27' 39" W	83.00
36	S 48° 43' 01" W	288.48	230	S 48° 27' 39" W	83.00
37	S 48° 43' 01" W	288.48	231	S 48° 27' 39" W	83.00
38	S 48° 43' 01" W	288.48	232	S 48° 27' 39" W	83.00
39	S 48° 43' 01" W	288.48	233	S 48° 27' 39" W	83.00
40	S 48° 43' 01" W	288.48	234	S 48° 27' 39" W	83.00
41	S 48° 43' 01" W	288.48	235	S 48° 27' 39" W	83.00
42	S 48° 43' 01" W	288.48	236	S 48° 27' 39" W	83.00
43	S 48° 43' 01" W	288.48	237	S 48° 27' 39" W	83.00
44	S 48° 43' 01" W	288.48	238	S 48° 27' 39" W	83.00
45	S 48° 43' 01" W	288.48	239	S 48° 27' 39" W	83.00
46	S 48° 43' 01" W	288.48	240	S 48° 27' 39" W	83.00
47	S 48° 43' 01" W	288.48	241	S 48° 27' 39" W	83.00
48	S 48° 43' 01" W	288.48	242	S 48° 27' 39" W	83.00
49	S 48° 43' 01" W	288.48	243	S 48° 27' 39" W	83.00
50	S 48° 43' 01" W	288.48	244	S 48° 27' 39" W	83.00
51	S 48° 43' 01" W	288.48	245	S 48° 27' 39" W	83.00
52	S 48° 43' 01" W	288.48	246	S 48° 27' 39" W	83.00
53	S 48° 43' 01" W	288.48	247	S 48° 27' 39" W	83.00
54	S 48° 43' 01" W	288.48	248	S 48° 27' 39" W	83.00
55	S 48° 43' 01" W	288.48	249	S 48° 27' 39" W	83.00
56	S 48° 43' 01" W	288.48	250	S 48° 27' 39" W	83.00
57	S 48° 43' 01" W	288.48	251	S 48° 27' 39" W	83.00
58	S 48° 43' 01" W	288.48	252	S 48° 27' 39" W	83.00
59	S 48° 43' 01" W	288.48	253	S 48° 27' 39" W	83.00
60	S 48° 43' 01" W	288.48	254	S 48° 27' 39" W	83.00
61	S 48° 43' 01" W	288.48	255	S 48° 27' 39" W	83.00
62	S 48° 43' 01" W	288.48	256	S 48° 27' 39" W	83.00
63	S 48° 43' 01" W	288.48	257	S 48° 27' 39" W	83.00
64	S 48° 43' 01" W	288.48	258	S 48° 27' 39" W	83.00
65	S 48° 43' 01" W	288.48	259	S 48° 27' 39" W	83.00
66	S 48° 43' 01" W	288.48	260	S 48° 27' 39" W	83.00
67	S 48° 43' 01" W	288.48	261	S 48° 27' 39" W	83.00
68	S 48° 43' 01" W	288.48	262	S 48° 27' 39" W	83.00
69	S 48° 43' 01" W	288.48	263	S 48° 27' 39" W	83.00
70	S 48° 43' 01" W	288.48	264	S 48° 27' 39" W	83.00
71	S 48° 43' 01" W	288.48	265	S 48° 27' 39" W	83.00
72	S 48° 43' 01" W	288.48	266	S 48° 27' 39" W	83.00
73	S 48° 43' 01" W	288.48	267	S 48° 27' 39" W	83.00
74	S 48° 43' 01" W	288.48	268	S 48° 27' 39" W	83.00
75	S 48° 43' 01" W	288.48	269	S 48° 27' 39" W	83.00
76	S 48° 43' 01" W	288.48	270	S 48° 27' 39" W	83.00
77	S 48° 43' 01" W	288.48	271	S 48° 27' 39" W	83.00
78	S 48° 43' 01" W	288.48	272	S 48° 27' 39" W	83.00
79	S 48° 43' 01" W	288.48	273	S 48° 27' 39" W	83.00
80	S 48° 43' 01" W	288.48	274	S 48° 27' 39" W	83.00
81	S 48° 43' 01" W	288.48	275	S 48° 27' 39" W	83.00
82	S 48° 43' 01" W	288.48	276	S 48° 27' 39" W	83.00
83	S 48° 43' 01" W	288.48	277	S 48° 27' 39" W	83.00
84	S 48° 43' 01" W	288.48	278	S 48° 27' 39" W	83.00
85	S 48° 43' 01" W	288.48	279	S 48° 27' 39" W	83.00
86	S 48° 43' 01" W	288.48	280	S 48° 27' 39" W	83.00
87	S 48° 43' 01" W	288.48	281	S 48° 27' 39" W	83.00
88	S 48° 43' 01" W	288.48	282	S 48° 27' 39" W	83.00
89	S 48° 43' 01" W	288.48	283	S 48° 27' 39" W	83.00
90	S 48° 43' 01" W	288.48	284	S 48° 27' 39" W	83.00
91	S 48° 43' 01" W	288.48	285	S 48° 27' 39" W	83.00
92	S 48° 43' 01" W	288.48	286	S 48° 27' 39" W	83.00
93	S 48° 43' 01" W	288.48	287	S 48° 27' 39" W	83.00
94	S 48° 43' 01" W	288.48	288	S 48° 27' 39" W	83.00
95	S 48° 43' 01" W	288.48	289	S 48° 27' 39" W	83.00
96	S 48° 43' 01" W	288.48	290	S 48° 27' 39" W	83.00
97	S 48° 43' 01" W	288.48	291	S 48° 27' 39" W	83.00
98	S 48° 43' 01" W	288.48	292	S 48° 27' 39" W	83.00
99	S 48° 43' 01" W	288.48	293	S 48° 27' 39" W	83.00
100	S 48° 43' 01" W	288.48	294	S 48° 27' 39" W	83.00
101	S 48° 43' 01" W	288.48	295	S 48° 27' 39" W	83.00
102	S 48° 43' 01" W	288.48	296	S 48° 27' 39" W	83.00
103	S 48° 43' 01" W	288.48	297	S 48° 27' 39" W	83.00
104	S 48° 43' 01" W	288.48	298	S 48° 27' 39" W	83.00
105	S 48° 43' 01" W	288.48	299	S 48° 27' 39" W	83.00
106	S 48° 43' 01" W	288.48	300	S 48° 27' 39" W	83.00